

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
AUGUST 6, 2008 AT 4:00 P.M.
MEETING HALL, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Dave Fisher (President), Bryan Haza, Steve Ruble, Ann DeVore, Dennis Crider, Roger Lang, Rachel Quisenberry, Dick Gaynor, John Hatter, Tom Wetherald and Tom Finke (County Plan Commission Liaison).

Members Absent: Dave Bonnell.

Staff Present: Jeff Bergman, Heather Pope, Sondra Bohn, Emilie Pannell, Rae-Leigh Stark, Laura Thayer, Thom Weintraut and Alan Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the July 2, 2008 meeting.

Motion: Mr. Ruble made a motion to continue the approval of the July 2008 minutes to the September 2008 meeting due to a needed correction. Ms. DeVore seconded the motion and it carried unanimously by voice vote.

NEW BUSINESS REQUIRING COMMISSION ACTION

RZ-08-11: Cummins Engine Company – a request by Cummins Engine Company to rezone a property of 0.76 acres from RE (Established Residential) to CO (Professional Office). The property is located at 602, 630 and 634 Union Street in Columbus Township.

Due to an error in public notice, this petition will need to be continued to the September 2008 meeting automatically.

Motion: Mr. Ruble made a motion to continue this request to the September 2008 meeting. Ms. DeVore seconded the motion and it carried with a vote 9-1. Mr. Lang abstained from voting.

MP-08-09: Meek/Bryant/Meek Minor Subdivision – A request by Jimmy Bryant to create 2 new lots for a total of 3 lots equaling 30.73 acres. The property is located on the west side of County Road 300 West, ± 540 feet south of State Road 58 in Wayne Township.

Mr. Fisher read a letter from Mark Isaacs from Independent Land Surveying requesting a continuance to the October 2008 meeting.

Motion: Mr. Haza made a motion to continue this request to the October 2008 meeting. Ms. Quisenberry seconded the motion and it carried with a vote of 10-0.

RZ-08-12: Hickory Investors LLC – a request by Hickory Investors LLC to rezone a property of 34.02 acres from RS3 (Single Family Residential) to RM (Multi Family Residential). The property is located between Goeller Court and I-65, south of Two Mile House Road, in the City of Columbus.

Mr. Fisher read an e-mail that staff has received from George Lucas with Landwater Group requesting to withdraw this rezoning request.

Motion: Ms. Devore made a motion to withdraw this request without prejudice. Mr. Haze seconded the motion and it carried with a vote of 10-0.

OLD BUSINESS REQUIRING COMMISSION ACTION

RZ-08-07: Skaggs Builders / Talley Road – a request by Skaggs Builders to rezone a property of 18.14 acres from AP (Agriculture) to RM (Multi-family Residential). The property is located on the northwest corner of Talley Road and Rocky Ford Road in Columbus Township.

Mr. Albert Skaggs, President of Skaggs Construction and Joyce Thayer Sword, Attorney represented the petitioner.

Mr. Fisher stated that he would remind the petitioners and the audience about the discussions the Commissioners had at the last meeting. He stated that many audience members and all of the Commissioners are aware that this will be the fourth time this petition has been heard. At the last meeting, the Commissioners determined that the lack of moving this item forward was not due to lack of information. Mr. Fisher stated it was his opinion that the inability to make a decision was due to of a difference of opinion.

Mr. Fisher stated that there would not be a public hearing at this meeting. He stated the Commissioners have discussed this and all the information needed has already been heard. Mr. Fisher asked the Commissions if they agreed that this was the reason they could not advance a motion to the City Council. The Commissioners agreed. Mr. Fisher opened the meeting for discussion from the members of the Plan Commission. There was no discussion from the Commission. Mr. Fisher stated he would then ask for a motion.

Motion: Ms. DeVore made a motion to send an unfavorable recommendation to the City Council for this petition. She stated that many of the residents in the area were not happy with this rezoning. Ms. DeVore stated their concerns were important and this is not the right place for the apartments. Mr. Lang seconded the motion and stated he concurred with Ms. DeVore that this area should remain single family. The motion carried with a vote of 6-4. The nay votes were Mr. Haza, Mr. Ruble, Mr. Crider and Mr. Wetherald.

DISCUSSION ITEMS

Mr. Fisher stated he would encourage members to state the reason why they were making the motion for a vote to approve or disapprove a request.

DIRECTOR'S REPORT

Mr. Bergman stated that he needed a volunteer from the Plan Commission to work on the Flood

Working Committee that has been formed to study two flood related items. He stated the first is the details and possibility of the City participating in a FEMA buy out of certain properties in the City of Columbus. Mr. Bergman stated the second component of the project deals with the possibilities for reinvestment in some of the more heavily damaged flood neighborhoods, and for replacement of specific housing that was lost in the flood. He stated there would also be examination of infill development sites in the City.

Mr. Bergman stated the Planning Department is facilitating the buyout discussion and Development Concepts, which is the same firm that developed the Downtown Plan, is handling the reinvestment discussion.

Mr. Bergman stated it is a ten to twelve person working committee and there would be four to five meetings over the next six months. Mr. Lang volunteered to serve on the Committee representing the Plan Commission.

LIASION REPORT

ADJOURNMENT: 4:40 P.M.

David L. Fisher, President

Steven T. Ruble, Secretary